027.0	0004	0017.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,039,200 / 1,039,200
					USE VALUE:	1,039,200 / 1,039,200
					ASSESSED:	1,039,200 / 1,039,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50	-52	CLEVELAND ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WONG GINA S & RICHARD H
Owner 2:	
Owner 3:	
Street 1:	50 CLEVELAND ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	SANCHEZ NATALIE A -
Owner 2:	-
Street 1:	52 CLEVELAND ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 5,194 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1921, having primarily Vinyl Exterior and 2953 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 13 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5194.000	573,400	5,100	460,700	1,039,200
Total Card	0.119	573,400	5,100	460,700	1,039,200
Total Parcel	0.119	573,400	5,100	460,700	1,039,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 351.91 | /Parcel: 351.9

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

18901

GIS Ref

GIS Ref

Insp Date

07/06/17

!2292!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 027.0-0004-0017.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	573,600	5100	5,194.	460,700	1,039,400	1,039,400	Year End Roll	12/18/2019
2019	104	FV	424,000	5100	5,194.	489,400	918,500	918,500	Year End Roll	1/3/2019
2018	104	FV	424,000	5100	5,194.	357,000	786,100	786,100	Year End Roll	12/20/2017
2017	104	FV	397,700	5100	5,194.	310,900	713,700	713,700	Year End Roll	1/3/2017
2016	104	FV	397,700	5100	5,194.	264,900	667,700	667,700	Year End	1/4/2016
2015	104	FV	354,500	5100	5,194.	259,100	618,700	618,700	Year End Roll	12/11/2014
2014	104	FV	354,500	5100	5,194.	213,100	572,700	572,700	Year End Roll	12/16/2013
2013	104	FV	368,800	5100	5,194.	202,700	576,600	576,600		12/13/2012

PRINT

Date	Time
12/10/20	17:44:23

LAST REV

Date	Time
08/03/17	16:23:24
ekelly	

USER DEFINED

Prior Id # 1:	18901
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 2292

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SANCHEZ NATALIE	56678-252		3/31/2011	Estate/Div	380,000	No	No		
	9501-24		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/13/2016	630	Re-Roof	17,410					reroof

ACTIVITY INFORMATION

Date	Result	By	Name
7/6/2017	MEAS&NOTICE	KB	Kevin B
4/23/2009	Measured	372	PATRIOT
11/1/2000	Hearing N/C	189	PATRIOT
4/19/2000	Inspected	264	PATRIOT
4/5/2000	Measured	263	PATRIOT
8/11/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5194		Sq. Ft.	Site		0	80.	1.11	1									460,658						460,700	

Total AC/HA: 0.11924 | Total SF/SM: 5194 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 460,658 | Spl Credit | Total: 460,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1921	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04562926
Const Adj.:	0.98000199
Adj $ / SQ:	174.202
Other Features:	121500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	704364
Depreciation:	131012
Depreciated Total:	573352

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	13	BRs:	6	Baths:	3	HB	

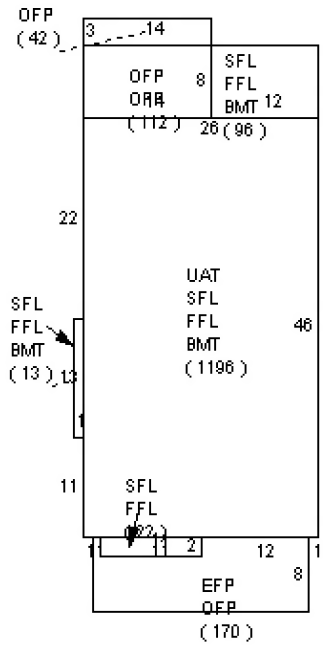
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	6	3	
Totals			
2	13	6	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,327	174.200	231,166
SFL	Second Floor	1,327	174.200	231,166
BMT	Basement	1,305	52.260	68,200
OFP	Open Porch	436	19.880	8,667
UAT	Upper Attic	299	121.940	36,461
EFP	Enclos Porch	170	42.370	7,204

Net Sketched Area:	4,864			Total:	582,864
Size Ad	2654	Gross Are	5761	FinArea	2953

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	174.20
Special Features:	0	Val/Su Net:	117.89
Final Total:	573400	Val/Su SzAd	216.05

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 027.0-0004-0017.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1921	21.25	T	40	104			5,100			5,100

More:	N	Total Yard Items:	5,100	Total Special Featues:		Total:	5,100